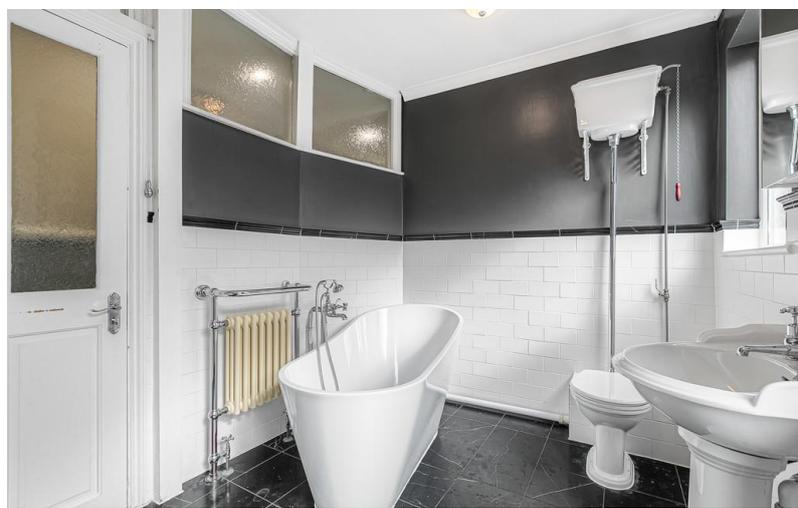


FOR SALE



Avondale Road , South Croydon

4 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £800,000

MARTIN&CO



Avondale Road , South Croydon

Asking Price Of £800,000

Impressive 4-Bedroom Semi-Detached Home – Chain Free – South Croydon

- Fabulous Family Home
- Five Bedrooms
- Stunning New High Spec Kitchen
- Super Spacious
- Two Bathrooms
- Off Road Parking
- Large 200ft Garden

A rare opportunity to acquire this beautifully presented 4-bedroom, 2-bathroom semi-detached house on a popular road near South Croydon. Offering turnkey, chain-free living, this home perfectly blends modern upgrades with generous space for family life.

Key features include:

Luxury living spaces: Two reception rooms and a modern Bosch kitchen/diner with dual ovens, fridge, washer, dryer, and wine fridge

Exceptional garden & workspace: Rare 200ft landscaped rear garden and a 7m x 5m cedar-clad garden office with power and insulation

Modern comforts: New Bosch boiler with Megaflo tank, oak flooring in key living areas, Cat6 cabling, in-ceiling speakers, and plantation shutters

Master suite: Built-in wardrobes and stylish decor

Parking: Off-street parking at the front

Investment potential: Previously rented at £2,950pcm, supporting a strong yield-based valuation
This property is ready for immediate occupation, making it ideal for families or investors seeking a high-quality, move-in-ready home in a prime location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 2115 sq ft - 196 sq m

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 671 sq ft – 62 sq m

Second Floor Area 670 sq ft – 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

